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**LIST OF WAIVERS  
THE VILLAGE AT SHEPLEY HILL**

To: Planning Board of the Town of Groton “Board”  
From: Jill Elmstrom Mann  
Petitioner: Shepley Hill Capital Partners LLC “Petitioner”  
Owners: Hugh E. McGovern and George McGovern, Jr., Trustees of  
H&G Realty Trust “Owners”  
Regarding: Waivers for Definitive Plan Approval “Request”  
Property: Longley Road and Sand Hill Road, Assessor’s Map 226-2-0 “Property”  
Date: Updated February 10, 2021

**1. ROW Width and Pavement.**

Waive the requirement under §381-10.C(2) - Street Widths. Minor Streets: 50-foot right-of-way and pavement to be 22 feet and allow instead for the Roadways to have a 40-foot right-of-way and a pavement width of 20 feet, which is consistent with the requirements for a Lane.

- This request is in response to requests by the Board to reduce the amount of disturbance and impervious materials and is a reasonable change based on the lower levels of traffic volume generated by age restricted housing developments.

**2. Grades**

Waive the requirement under §381-10.D(5) – Grades. Proposed grades within R.O.W shall not be more than 7 feet above or below the existing grade and allow instead those certain areas as shown on the Plans to be filled by greater than 7 feet.

- This request is necessary due to the varied and unusual topography at the Property and is the only way to properly and safely accommodate the installation of the Roadways and the wetland crossings. Note: All cuts above 7 feet have been eliminated.

Waive strict compliance with the requirement under §381-10.D(3)(b) as follows: All changes in grade shall be connected by vertical curves of sufficient length to afford the following safe stopping sight distances: (b) Minor Street: 175 feet and allow instead a safe stopping sight distance of 155’.

- This request will allow the Petitioner to reduce the amount of cutting required along the subdivision roadways without affecting the safety of the public travelling throughout the subdivision.

**3. Sidewalks**

Waive strict compliance with the requirement under from §381-13.A. Sidewalks (1) Required Locations (a) Sidewalks within the street right of way [2] Minor Street: one side and allow instead the sidewalk along Longley Road to terminate before the proposed wetland crossing which is approximately 250’ from the intersection with Longley Road.

Waive strict compliance with the requirement under from §381-13.A. Sidewalks (2) Width and alignment and (3) Construction and allow instead the sidewalks throughout the development to extend outside of the limits of the right of way as shown on the Plans and for the sidewalk constructed along a portion of the interior to be constructed as a boardwalk pursuant to the details set forth on the plans

- These requests will allow the Petitioner to reduce the amount of alteration to the intermittent stream crossing located adjacent to Longley Road and to provide for a more naturalized walking path that will avoid cutting down large trees or altering other site features that otherwise would need to be altered to accommodate the sidewalks. The Development will have walking access throughout the development using onsite trails as well as the sidewalk that will extend throughout the balance of the Development’s roadways.